

177.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,141,800 / 1,141,800

APPRAISED: 1,141,800 / 1,141,800

USE VALUE: 1,141,800 / 1,141,800

ASSESSED: 1,141,800 / 1,141,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		UDINE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MCIVER KEVIN L & PAULINE E	
Owner 2:	
Owner 3:	

Street 1: 2 UDINE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: FRASER MARY K -

Owner 2: C/O ROBERT TAGGART -

Street 1: 63 WEBB STREET

Twn/City: LEXINGTON

St/Prov: MA Cntry

Postal: 02420

## NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Clapboard Exterior and 3598 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6850		Sq. Ft.	Site		0	70.	0.91	6									437,851						437,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6850.000		698,900		5,000		437,900		1,141,800							

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																	
Type: 6	Colonial			Full Bath: 3	Rating: Very Good	OF=XTRA SINK IN EACH FBTH.																																																																																																							
Sty Ht: 2H	2 & 1/2 Sty			A Bath:	Rating:																																																																																																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																								
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																																								
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																																																																																																								
Prime Wall: 2 - Clapboard				A HBth:	Rating:																																																																																																								
Sec Wall:		%		OthrFix: 3	Rating: Good																																																																																																								
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																																																																																																									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																																																																																																								
Color: GREEN				A Kits:	Rating:																																																																																																								
View / Desir:				Fpl: 3	Rating: Very Good																																																																																																								
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																																																																								
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																																																																																																									
Year Blt: 2004		Eff Yr Blt:		Location:																																																																																																									
Alt LUC:		Alt %:		Total Units:																																																																																																									
Jurisdct: G6		Fact: .		Floor:																																																																																																									
Const Mod:				% Own:																																																																																																									
Lump Sum Adj:				Name:																																																																																																									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																																	
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	3.2 %	Exterior:				No Unit	RMS	BRS	FL																																																																																																
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1	9	5	M																																																																																																
Sec Int Wall:				Economic:	%	Additions: 2003																																																																																																							
Partition: T - Typical				Special:	%	Kitchen:																																																																																																							
Prim Floors: 3 - Hardwood				Override:	%	Baths:																																																																																																							
Sec Floors: 6 - Ceramic Tile 10 %				Total:	3.2 %	Plumbing:																																																																																																							
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:																																																																																																					
Subfloor:				Basic \$ / SQ: 130.00				Heating:																																																																																																					
Bsmnt Gar:				Size Adj.: 0.94182873				General:																																																																																																					
Electric: 3 - Typical				Const Adj.: 1.00088990				Totals																																																																																																					
Insulation: 2 - Typical				Adj \$ / SQ: 122.547																																																																																																									
Int vs Ext: S				Other Features: 165081																																																																																																									
Heat Fuel: 2 - Gas				Grade Factor: 1.10																																																																																																									
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																																																																																																									
# Heat Sys: 1				NBHD Mod:																																																																																																									
% Heated: 100	% AC: 100			LUC Factor: 1.00																																																																																																									
Solar HW: NO	Central Vac: Yes			Adj Total: 722023																																																																																																									
% Com Wal	% Sprinkled			Depreciation: 23105																																																																																																									
Depreciated Total: 698918				Final Total: 698900																																																																																																									
<b>MOBILE HOME</b>				Make:	Model:				Serial #:	Year:		Color:																																																																																																	
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																												
11	Pool-Vinyl	D	Y	1 180		A	AV	2010	26.56	T	7.2	101			4,400		4,400																																																																																												
19	Patio	D	Y	1 10X10		A	AV	2010	6.00	T	7.2	101			600		600																																																																																												
More: N				Total Yard Items:				5,000		Total Special Features:						Total:	5,000																																																																																												
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